

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: <div>93</div>				
% of Funds Committed	<div>93.01</div> %	<div>96.49</div> %	<div>68</div>	<div>96.48</div> %	<div>20</div>	<div>23</div>	
% of Funds Disbursed	<div>85.27</div> %	<div>88.28</div> %	<div>56</div>	<div>89.00</div> %	<div>22</div>	<div>27</div>	
Leveraging Ratio for Rental Activities	<div>3.32</div>	<div>5.83</div>	<div>55</div>	<div>4.81</div>	<div>32</div>	<div>37</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>84.58</div> %	<div>77.63</div> %	<div>47</div>	<div>83.25</div> %	<div>32</div>	<div>26</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>53.37</div> %	<div>70.30</div> %	<div>63</div>	<div>70.99</div> %	<div>17</div>	<div>17</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>69.60</div> %	<div>81.96</div> %	<div>79</div>	<div>81.75</div> %	<div>13</div>	<div>16</div>	
% of 0-30% AMI Renters to All Renters***	<div>30.84</div> %	<div>41.30</div> %	<div>64</div>	<div>45.84</div> %	<div>24</div>	<div>25</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>92.07</div> %	<div>96.50</div> %	<div>71</div>	<div>96.12</div> %	<div>16</div>	<div>18</div>	
Overall Ranking:			In State: <div>65</div> / <div>93</div>		Nationally: <div>18</div> <div>22</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$49,204</div>	<div>\$36,975</div>		<div>\$27,889</div>	<div>227</div> Units	<div>43.20</div> %	
Homebuyer Unit	<div>\$13,633</div>	<div>\$21,536</div>		<div>\$15,632</div>	<div>61</div> Units	<div>11.60</div> %	
Homeowner-Rehab Unit	<div>\$49,484</div>	<div>\$27,502</div>		<div>\$21,037</div>	<div>5</div> Units	<div>1.00</div> %	
TBRA Unit	<div>\$1,244</div>	<div>\$2,232</div>		<div>\$3,206</div>	<div>233</div> Units	<div>44.30</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Modesto CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$92,034	\$81,369	\$50,311
State:*	\$141,290	\$116,319	\$28,818
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 2.2 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.08

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	56.9	15.0	50.0	0.0
Black/African American:	11.5	30.0	0.0	0.0
Asian:	1.9	0.0	0.0	0.0
American Indian/Alaska Native:	0.5	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	2.9	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	26.3	55.0	50.0	0.0
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HOUSEHOLD SIZE:

1 Person:	20.1	10.0	50.0	0.0
2 Persons:	25.8	35.0	25.0	0.0
3 Persons:	24.4	12.5	0.0	0.0
4 Persons:	12.4	17.5	25.0	0.0
5 Persons:	4.8	10.0	0.0	0.0
6 Persons:	12.0	7.5	0.0	0.0
7 Persons:	0.5	5.0	0.0	0.0
8 or more Persons:	0.0	2.5	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	15.3	12.5	50.0	0.0
Elderly:	10.5	2.5	25.0	0.0
Related/Single Parent:	29.7	37.5	0.0	0.0
Related/Two Parent:	25.4	42.5	25.0	0.0
Other:	19.1	5.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	23.0	0.0 [#]
HOME TBRA:	41.6	
Other:	17.2	
No Assistance:	18.2	

of Section 504 Compliant Units / Completed Units Since 2001 10

* The State average includes all local and the State PJs within that state

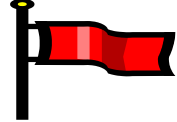
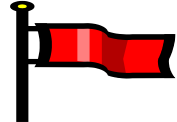
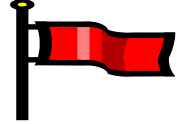
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Modesto State: CA Group Rank: 18
 (Percentile)
 State Rank: 65 / 93 PJs Overall Rank: 22
 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	84.58	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	53.37	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.6	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	92.07	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	2.13	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

